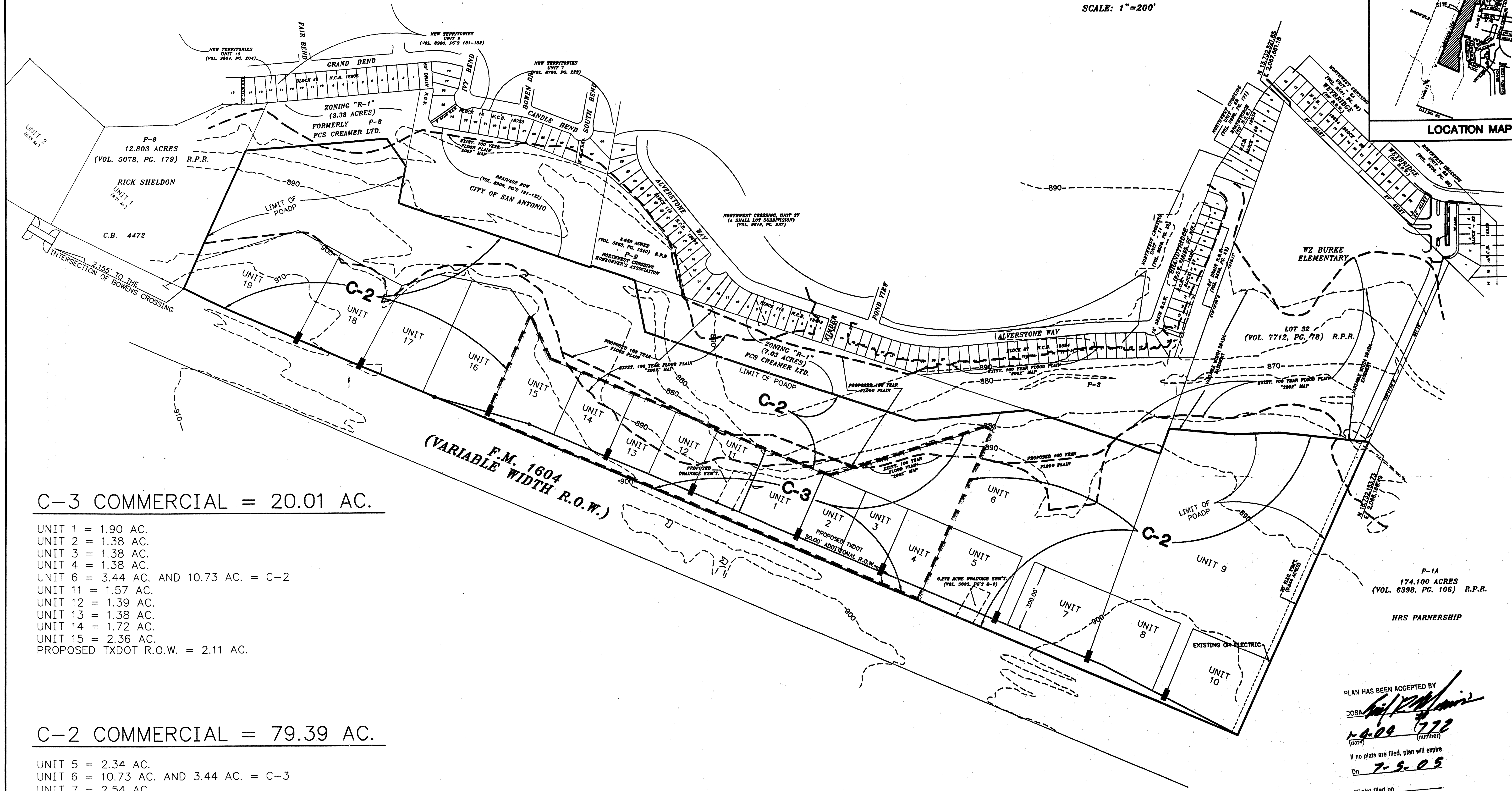


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UNIT 1 = 1.90 AC.
UNIT 2 = 1.38 AC.
UNIT 3 = 1.38 AC.
UNIT 4 = 1.38 AC.
UNIT 6 = 3.44 AC. AND 10.73 AC. = C-2
UNIT 11 = 1.57 AC.
UNIT 12 = 1.39 AC.
UNIT 13 = 1.38 AC.
UNIT 14 = 1.72 AC.
UNIT 15 = 2.36 AC.
PROPOSED TXDOT R.O.W. = 2.11 AC.

UNIT 5 = 2.34 AC.
UNIT 6 = 10.73 AC. AND 3.44 AC. = C-3
UNIT 7 = 2.54 AC.
UNIT 8 = 2.29 AC.
UNIT 9 = 17.17 AC.
UNIT 10 = 2.84 AC.
UNIT 16 = 3.62 AC.
UNIT 17 = 3.15 AC.
UNIT 18 = 2.86 AC.
UNIT 19 = 4.25 AC.
PROPOSED TXDOT R.O.W. = 1.66 AC.
DRAINAGE R.O.W. = 25.94 AC.

THE OWNER SHALL PROVIDE FOR SHARED ACCESS WITH ADJACENT LOTS FRONTING F.M. LOOP 1604 USING A COMMON ACCESS EASEMENT ACROSS ADJOINING LOTS BY MEANS OF PLATTING OR RECORDED DEED COVENANT.

DENOTES ACCESS POINTS

NOTE: ACCESS IS IN ACCORDANCE WITH
TXDOT LETTER DATED 2/17/2002.

<p align="center">CREAMER SUBDIVISION</p> <p align="center">PRELIMINARY OVERALL AREA DEVELOPMENT PLAN</p>		 <p align="center">M.W. CUDE ENGINEERS, L.L.C.</p> <p align="center">CIVIL ENGINEERS & SURVEYORS</p> <p>LOCATION: 10325 BANHERA RD. SAN ANTONIO, TEXAS 78250</p> <p>TEL: (210) 681-2891 FAX: (210) 323-7112 URL: WWW.MWCUDE.COM</p>	DATE	DESCRIPTION
			10/30/02	REV. LOTS
			11/7/02	2002 FEMA
			8/1/03	PLAT B07
			7/30/03	ACCESS E3M7
			8/19/03	REV. ACRES
DRAWN BY:	M.E.E.	DATE:	3/1/01	SHEET
CHECKED BY:	S.L.V.	JOB NO.:	153403	<u>1</u> OF <u>1</u>

VRP # 04-04-106



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-04-106
Assigned by city staff

Date: _____

☐ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

***Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.***

(a) Owner/Agent: Kenneth W. Brown, Brown P.C.

Phone: 299-3704 Fax: 299-4731

Address: 112 E. Pecan St., Suite 1490

City: San Antonio State: Texas Zip code: 78205

Engineer/Surveyor: M.W. Cude Engineers, LLC

Address: 10325 Bandera Road

City: San Antonio State: Texas Zip code: 78250

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(b) Name of Project: Creamer Subdivision

(c) (k) Site location or address of Project and Legal description:

99.4 acres of land in the City of San Antonio, NCB 17636, out of 109.80 acre tract
of land as described by Deed recorded in Vol. 8000, Pg. 564, Real Property
Records of Bexar County, Texas and out of the J.M. Ross Survey No. 229, Abstract
No. 648, County Block 4448, Bexar County, Texas.

Council District 8 ETJ No Over Edward's Aquifer Recharge? () yes (x) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 4,329,298 sq. ft.(e) Total area of impervious surface, in square feet 4,242,712 sq. ft.(f) Number of residential dwellings units, by type; n/a

(g) Type and amount of non-residential square footage; "C-3" = 871,636 sq. ft.; "c-2" = 3,458,229

(h) Phases of the development, (If Applicable); 19 units

4. What is the date the applicant claims rights vested for this Project? March 2, 2001

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: POADP Date of Application: March 2, 2001Permit Number: 772 Date issued: 1-4-04Expiration Date: 7-5-05 Acreage: 99.4

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• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Creamer Subdivision POADP # _____

Date accepted: 1-4-04 Expiration Date: 7-5-05 MDP Size: 99.4 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

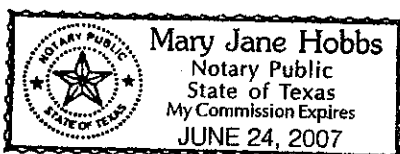
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Kenneth W. Brown Signature: [Signature] Date: April 23, 2004

Sworn to and subscribed before me by Kenneth W. Brown on this 23rd day of April in the year 2004, to certify which witness my hand and seal of office.



Mary Jane Hobbs
Notary Public, State of Texas

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CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: March 2, 2001 Name of POADP: Creamer Subdivision
 Owners: FCS Creamer LTD. Consulting Firm: M. W. Cude Engineers, L. L. C.
 Address: 601 Sonterra Blvd Address: 10325 Bandera Rd
 City/State/Zip: San Antonio Texas 78258 City/State/Zip: San Antonio, Texas 78250
 School District: Northside I.S.D. Phone: (210) 681-2951
 Existing Zoning: B-2 and B-3 Proposed Zoning: B-2 and B-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes
 Projected # of Phases: 22 ☒ Yes
 San Antonio City Limits? ☒ Yes
 Council District: 8 ☒ Yes
 Ferguson Map Grid Pg. 546, D-7 & 8, C-8 ☐ No
☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>0</u>
Multi-family (MF)	<u>N/A</u>	<u>0</u>
Commercial and non-residential	<u>22</u>	<u>99.4</u>

Is there a previous POADP for this Site?	<u>NO</u>		
Name		No.	

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this POADP or site? Name _____ No. _____

Contact Person and authorized representative: _____ No. _____

Print Name: H. J. Buckley / Rick Sheldon

Date: March 2, 2001

Signature: _____
 Phone: (210) 490-2500

Fax: (210) 490-4465

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